

PLAT OF
PASSAGE POINT DIVISION 1
SECTIONS 4 & 9, TOWNSHIP 32 N., RANGE 2 E., W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE CHARLES N. MILLER DONATION LAND CLAIM IN SECTIONS 4 & 9, TOWNSHIP 32 NORTH, RANGE 2 EAST W.M., DELINEATED AS LOT 3 OF SHORT PLAT NO. 82-44 AS RECORDED MAY 22, 1985, AS AUDITOR'S FILE NO. 86005277, IN VOLUME 1 OF SHORT PLATS, PAGE 343, RECORDS OF ISLAND COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON, ACCESS EASEMENT SERVING PLAT RECORDED THE 23rd DAY OF December, 1986, AS AUDITOR'S FILE NO. 86015117, RECORDS OF ISLAND COUNTY, WASHINGTON.

DECLARATION & CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND CONVEY TO ALL LOT OWNERS, FOR THEIR JOINT BENEFIT AND USE, THE PRIVATE ROADS, ROAD EASEMENTS, UTILITY EASEMENTS, DRAINAGE EASEMENTS AND MAINTENANCE EASEMENTS SHOWN HEREON. ALSO CONVEYED IS THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF THE STREETS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID STREETS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN, OR PROVIDING ACCESS TO, THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

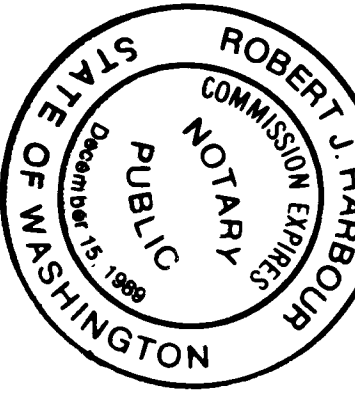
ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME 551, PAGE 92, UNDER AUDITORS FILE NO. 86015246, RECORDS OF ISLAND COUNTY, WA. MAINTENANCE OF THE ROADS AND EASEMENTS SHOWN HEREON AND PROVIDING ACCESS TO THIS PLAT WILL BE IN ACCORDANCE WITH THOSE DOCUMENTS RECORDED UNDER A.F. NO. 86015118, A.F. NO. 86015122, A.F. NO. 86015121 & A.F. NO. 86015117, IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS AND SEALS THIS 1st DAY OF December, 1986.

Prerna R. Mitchell Anne Rueter

Gregory J. Mitchell Russ Rueter

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND }
ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT S. ROBERTS, ANNE ROBERTS, NORMA R. MITCHELL AND TERRY L. MITCHELL, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1st DAY OF December, 1986.

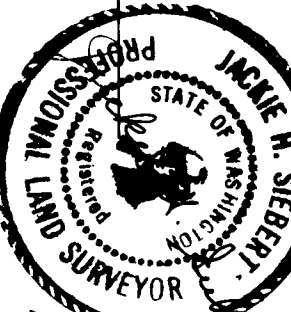


Robert S. Roberts
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT *Bellevue*

SURVEYOR'S CERTIFICATE

I, JACK H. SIEBERT, HEREBY CERTIFY THAT THE PLAT OF PASSAGE POINT DIV. 1 IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND ALL LOT CORNERS HAVE BEEN STAKED UPON THE GROUND AS SHOWN.

Jackie H. Siebert
JACK H. SIEBERT
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 14490



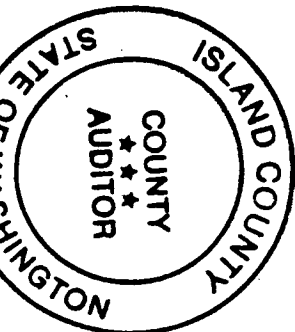
EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO PIGLET SOUND POWER AND LIGHT CO. GENERAL TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROAD EASEMENTS WITHIN THIS PLAT AND THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE ROAD FRONTAGE OF EACH LOT AND THE NORTH FIFTEEN (15) FEET OF LOT 4, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPE, VALVES AND WIRE WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND NATURAL GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

RECORDING CERTIFICATE

RECORDED THIS 1st DAY OF December, 1986,
IN VOLUME 551, PAGE 52, UNDER AUDITORS FILE
NO. 86015246, RECORDS OF ISLAND COUNTY, WASHINGTON

Henry H. Farnick
ISLAND COUNTY AUDITOR



Vern Quastberg
DEPUTY AUDITOR

TREASURER'S CERTIFICATE

I, *Maxine R. Sauter*, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1987.

ISLAND COUNTY TREASURER

Maxine R. Sauter
TREASURER
Deborah E. Buckwalter
DEPUTY TREASURER



APPROVALS

APPROVED BY THE PLANNING DIRECTOR THIS 24th DAY OF November, 1986.

Debra J. Henry
ISLAND COUNTY PLANNING DIRECTOR
EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160 THIS 24th DAY OF November, 1986.

Roy & Allan P.E.
ISLAND COUNTY ENGINEER

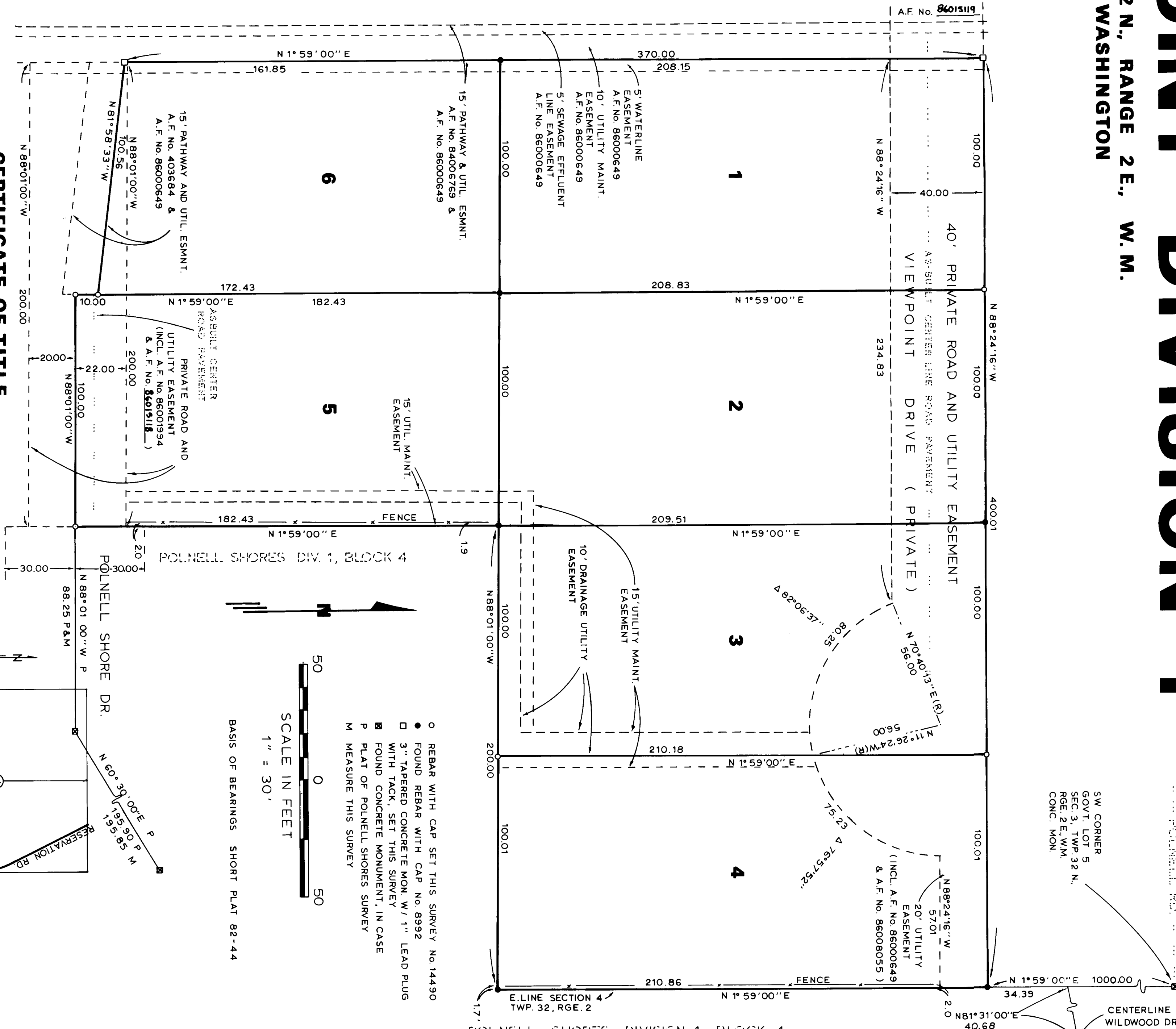
APPROVED BY THE BOARD OF ISLAND COUNTY COMMISSIONERS THIS 1st DAY OF December, 1986.

Mike Kelly
CHAIRMAN

Carole H. Heston

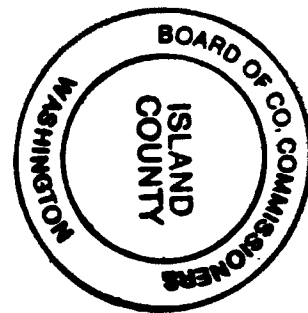


Henry H. Farnick
ISLAND COUNTY AUDITOR



CERTIFICATE OF TITLE

FILED FOR RECORD AT THE REQUEST OF ROBERT S. ROBERTS THIS 1st DAY OF December, 1986, AT 2:27 PM MINUTES PAST 27:00, AND RECORDED IN VOLUME 551 OF PLATS, PAGE 50, UNDER AUDITORS FILE 86015246, RECORDS OF ISLAND COUNTY, WASHINGTON.



Henry H. Farnick
ISLAND COUNTY AUDITOR
Vern Quastberg
DEPUTY AUDITOR

SECTION 4 &
N1/2, N1/2 SECTION 9
TWP 32 N., R. 2 E., WM

PASSAGE
POINT DIV. 1